



GRASSROOTS
REALTY GROUP

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28 Patterson Rise SW
Calgary, Alberta

MLS # A2347295



\$1,250,000

Division:	Patterson		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,319 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized,		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Garage Storage & Shelves, Shed		

INCREDIBLE WALKOUT BUNGALOW in prestigious Patterson! Offering over 3,870 SQ FT of developed living space, this executive residence features 2+2 bedrooms, 3.5 bathrooms, and a rare OVERSIZETRIPLE TANDEM GARAGE. Beyond the great curb appeal, you are welcomed into a large tiled foyer with soaring ceilings and wall-to-wall windows that flood the home with natural light. At the center of the home is a CHEF'S KITCHEN equipped with quartz countertops, an oversized center island with breakfast bar, built-in wine rack, and an abundance of cabinetry. The kitchen opens seamlessly to the dining room and family room with direct access to a large upper deck to enjoy the views. The PRIMARY RETREAT features a cozy gas fireplace, walk-in closet, and a 5-PIECE SPA-LIKE ENSUITE complete with dual sinks, walk-in shower, and a standalone soaker tub. A second main-floor bedroom, formal living room with gas fireplace, mudroom, dedicated laundry room, and a 2-piece bath complete this level. The FULLY DEVELOPED WALKOUT BASEMENT is a bright lower-level haven. It boasts a second family room with a gas fireplace, dedicated exercise or hobby room, 2 additional bedrooms, 2 full bathrooms, and ample storage. Step outside to enjoy a private, beautifully landscaped backyard oasis with mature trees and patio space. Patterson is one of West Calgary's premier established communities. Enjoy quick access to Downtown, Stoney Trail, Edworthy Park, and top-tier private and public schools. Do not miss this rare bungalow opportunity. Book your private showing today!